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## Planning Commission Staff Report

TO: PLANNING COMMISSION

FROM: AMY TEMES, SENIOR PLANNER

(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER

(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

**MEETING DATE:** JUNE 4, 2014

SUBJECT: S13-09 BORDEAUX; REQUEST TO APPROVE THE PRELIMINARY

PLAT AND OPEN SPACE PLAN FOR 46 SINGLE FAMILY HOME LOTS ON APPROXIMATELY 31.4 ACRES OF REAL PROPERTY LOCATED EAST OF THE SOUTHEAST CORNER OF HIGLEY ROAD AND SAN TAN BOULEVARD IN THE SINGLE FAMILY – 15 ZONING

DISTRICT.

**STRATEGIC INITIATIVE:** Community Livability

To allow for a new subdivision per the Land Development Code.

## **RECOMMENDED MOTION**

Approval of the Preliminary Plat for Bordeaux, approximately 31.4 acres consisting of 45 single family lots, generally located east of the southeast corner of Higley Road and San Tan Boulevard zoned Single Family – 15 (SF-15).

## **APPLICANT/OWNER**

Company: Bowman Consulting Company: RH Note, LLC
Name: Troy Peterson Name: Daniel Diethelm
Address: 3010 N. Priest Dr. #103 Address: 6109 N. Palo Cristi

Tempe, AZ 85282 Paradise Valley, AZ 85253

Phone: 480-629-8830 Phone: 602-692-5650

Email: tpeterson@bowmanconsulting.com Email: dandiethelm@gmail.com

## **BACKGROUND/DISCUSSION**

## History

May 9, 2006 Town Council annexed 351 acres in case A06-02, Ordinance No. 1738.

September 26, 2006 Town Council zoned the 351 acres annexed in A06-02 to various zoning categories.

The project site, Case S13-09, was rezoned to conventional Single Family – 15

zoning district.

## Overview

Bordeaux is a 31.4 acre, 45 lot subdivision, east of the southeast corner of Higley Road and San Tan Boulevard in Gilbert, AZ. Currently the property is vacant land zoned SF-15 within the Santan Character Area. This preliminary plat would allow the site to be developed per the SF-15 zoning district development standards.

## **Surrounding Land Use & Zoning Designations:**

	<b>Existing Land Use Classification</b>	<b>Existing Zoning</b>
North	Residential > 1-2 DU/Acre	Maricopa County
South	Residential > 0-1 DU/Acre	Town of Gilbert Single Family – 15 and
		Maricopa County Rural - 43
East	Residential > 0-1 DU/Acre	Town of Gilbert Single Family – 15 and
		Maricopa County Rural - 43
West	Residential > 0-1 DU/Acre	Town of Gilbert Single Family – 15
Site	Residential > 0-1 DU/Acre	Town of Gilbert Single Family – 15

## **Pre-Plat Summary**

The proposed preliminary subdivision plat is in line with or exceeds the standards of the SF-15 zoning district. Setback requirements follow the Land Development Code, which requires a minimum of a 15,000 square foot lot to maintain a minimum 30' front and rear yard setback and 15' side yard setbacks.

The drainage for the project is proposed to be held in a series of basins with drywells. A majority of the drainage flows north to the large retention basin along San Tan Boulevard. The large open space at the south is transected with fissures and is not ideal for drainage due to grade or geology.

The streets within the preliminary plat meet Town Standards except for 172<sup>nd</sup> Street, which has been modified per Town on of Gilbert Traffic Engineering to accommodate two way collector traffic needs on

the half width dedication. The General Plan shows  $172^{nd}$  Street as a future collector street and the developer is dedicating a 40' half width right-of-way. The  $172^{nd}$  Street half-width right-of-way cross-section dimensions on the preliminary plat have a typographical error. The pavement width, not including curb and gutter should be shown as 21' not 24'. The land to the east, for approximately 625' at San Tan Boulevard and  $172^{nd}$  Street, is private property and not accessible for public access. Once past that property, the east half width right-of-way is already dedicated. At the southeast corner of the Bordeaux,  $172^{nd}$  Street has to transition to a half width right-of-way on the east side of the centerline all of the way to Hunt Highway. The existing improvements on the east side only include asphalt.

The question has been raised as to when the Town of Gilbert may schedule a Capital Improvement Project to complete the entire  $172^{nd}$  Street right-of-way improvements or could an interim project be designed/scheduled that would add a sidewalk and lighting along the southern portion of  $172^{nd}$  Street. The neighbors to the east and south are concerned that the construction of  $172^{nd}$  Street will substantially increase traffic between San Tan Boulevard and Hunt Highway. There are no existing sidewalks so pedestrians, equestrians, and bicyclists use the existing pavement as a walk/bikeway. With no street lights, the road is extremely dark at night and there is concern about traffic counts, vehicular speed and the potential for accidents. The Town Traffic Engineer is looking into the options and will speak to the issues at the Planning Commission Hearing.

## **Open Space Plan**

Keeping in character with the Santan Character Area was a major driving force of the design of the open space within the project. Two large open space tracts, Tracts A and B, are shown along San Tan Boulevard with orange trees lining the street, wide retention basins providing separation between the collector street and the homes. The subdivision provides a linear open space, studded with bollard lighting through the center from north to south, connecting the entry to Tract O at the south where play amenities are located. During Construction Document Review, a soils report will need to be provided demonstrating that the soils/fissures beneath the proposed ramada and play structure are capable of supporting the open space amenities as planned.

## PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, and an official notice was posted in all the required public places within the Town.

The Town has received comment from several members of the public expressing concern regarding, future traffic on 172<sup>nd</sup> Street, lack of improvements for all of 172<sup>nd</sup> Street, access to 172<sup>nd</sup> Street and the fact that the GIS/NOPH did not identify local residential and all collector streets.

Staff has listened to the neighbors and is studying options that may alleviate some of the issues. The options will be discussed at hearing.

## **PROPOSITION 207**

An agreement to "Waive Claims for Diminution in Value" Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

## **FINDINGS**

Staff provides the following findings of facts, subject to the conditions of approval provided below, to substantiate approval of S13-09 Bordeaux Preliminary Plat:

- 1. The project is consistent with the Residential Design Guidelines;
- 2. The project conforms to the General Plan and specifically to the Land Use, Community Design, and Environmental Planning Elements;
- 3. The project is consistent with all applicable provisions of the Zoning Code;
- 4. The project is compatible with adjacent and nearby residential development; and
- 5. The project design provides for safe and efficient provision of public services.

## **STAFF RECOMMENDATION**

Move to approve the findings and **S13-09**, Bordeaux, approximately 31.4 acres consisting of 45 single family lots, generally located east of the southeast corner of Higley and San Tan Boulevard zoned Single Family - 15 (SF-15), subject to the following conditions;

- 1. The Final Plat for Bordeaux shall be in substantial conformance with Exhibit 3, Bordeaux approved by the Planning Commission at the June 4, 2014 public hearing and Exhibit 4, the Open Space Plan to be approved by the Design Review Board on June 12, 2014.
- 2. The required back of curb to centerline dimension should be 21' not 23' as shown on the Preliminary Plat Exhibit, Attachment 4.
- The Landscape Plans depict the ramada and play structure constructed on top of a known fissure.
  Construction document submittal shall include a soils report with analysis regarding the soil
  stability and the location's viability for any vertical construction or the structures shall be
  relocated.

Respectfully submitted,

Amy Temes Senior Planner

## **Attachments:**

Attachment 1 Notice of Public Hearing

Attachment 2 Aerial Photo

Attachment 3 Preliminary Plat

Attachment 4 Open Space Plan

## Notice of Public Hearing

**PLANNING COMMISSION DATE:** 

Wednesday, June 4, 2014\* TIME: 6:00 PM

LOCATION: Gilbert Municipal Center

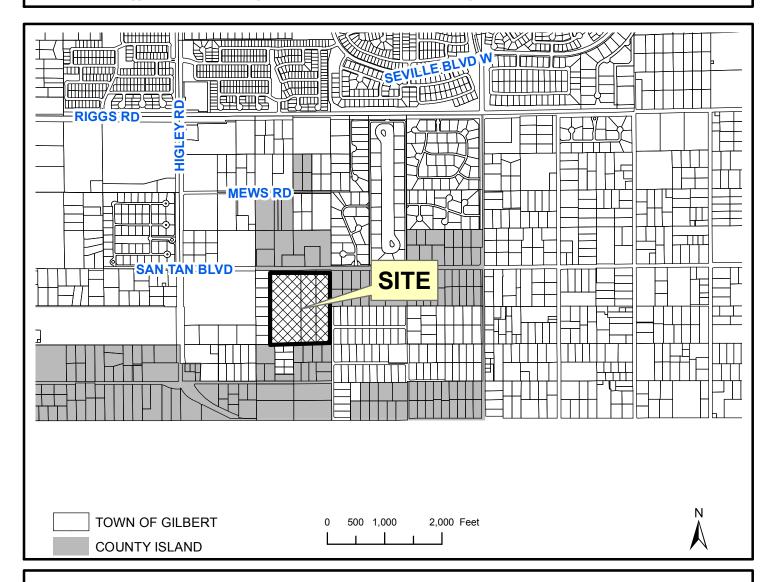
50 E. Civic Center Drive Gilbert, Arizona 85296

\* Call Planning Department to verify date and time: (480) 503-6700

## **REQUESTED ACTION:**

S13-09: Bordeaux - Request to approve a Preliminary Plat and Open Space Plan for Bordeaux for 45 home lots (Lots 1-45) on approximately 31.4 acres of real property generally located east of the southeast corner of Higley Road and San Tan Boulevard in the Single Family - 15 (SF-15) zoning district.

\* The application is available for public review at the Town of Gilbert Development Services division M-Th-7:00-6:00.



APPLICANT: Bowman Consulting

**CONTACT:** Troy Peterson

ADDRESS: 1295 W. Washington St., Suite 108

Tempe, AZ 85281

TELEPHONE: 480-629-8830

EMAIL: tpeterson@bowmanconsulting.com

S13-09: Bordeaux **Attachment 2 - Aerial** ove map SF-35 VATER BLVD SITE SF-15 E HAPPY RD E HAPPY RD

CONSTRUCTION WITHIN THE TOWN OF GILBERT SHALL COMPLY WITH THE 2006 INTERNATIONAL FIRE CODE (IFC) AS AMENDED AND ADOPTED BY FIRE CODE SUB-SECTIONS 10-37-1, 10-37-2, 10-37-3 AND FIRE DEPARTMENT REGULATIONS.

2. THE APPLICANT IS RESPONSIBLE TO IDENTIFY AND COORDINATE DEFERRED SUBMITTALS.

3. PLANS AND SPECIFICATIONS FOR FIRE ALARM SYSTEMS, AUTOMATIC FIRE EXTINGUISHING SYSTEMS, STANDPIPES AND THEIR APPURTENANCES SHALL BE SUBMITTED TO THE PERMITTING & PLAN REVIEW DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

4. A KNOX BOX IS REQUIRED AT EVERY FIRE SPRINKLER RISER ROOM. ON LARGE BUILDINGS WHEN RAPID ACCESS WOULD BE COMPROMISED BY LONG TRAVEL DISTANCES, KNOX BOX IS REQUIRED AT EVERY FIRE SPRINKLER RISER ROOM. ON LARGE BUILDINGS WHEN RAPID ACCESS WOULD BE COMPROMISED BY LONG TRAVEL DISTANCES, KNOX BOX IS REQUIRED AT OTHER LOCATIONS AT THE DISCRETION OF THE FIRE OFFICIAL REFER TO FIRE DEPARTMENT REGULATION 2006-019.

VENERAL FIRE SPRINKLER REQUIREMENTS:

1. PLANS AND SPECIFICATIONS FOR FIRE SPRINKLER SYSTEMS EXCEEDING 19 HEADS SUBMITTED FOR REVIEW SHALL BE SEALED BY A QUALIFIED ARIZONA REGISTRANT IN FIRE SPRINKLER DESIGN. THE INSTALLATIONS, DATE OF THE SPRINKLER FIRE ADDRED TO THE DESIGNED DRAWINGS AND CALCULATIONS SUBMITTED FOR REVIEW AND APPROVAL. AS—BUILT DRAWINGS WILL BE REQUIRED WHERE FIELD CHANGES ARE MADE TO THE DESIGNED DRAWINGS. WHEN PIPING AND/OR SPRINKLER HEADS ARE ADDED TO INITIAL SPRINKLER SYSTEM INSTALLATIONS, UPDATED CALCULATIONS WILL BE REQUIRED. WHEN ADDITIONAL WIRING AND DEVICES ARE ADDED TO FIRE ALARM SYSTEMS, UPDATED VOLTAGE DROP AND BATTERY CALCULATIONS WILL BE REQUIRED.

2. FIRE SPRINKLERS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA STANDARDS AND TOWN OF GILBERT SPRINKLER ORDINANCE.

3. THE FIRE SPRINKLER SPRINKLER SYSTEM SHALL BE LOCATED INSIDE A DEDICATED FIRE RISER ROOM AND SHALL COMPLY WITH TOWN OF GILBERT FIRE CODE AMENDED SECTION 903.3.

903.3.

4. FIRE DEPARTMENT INLET CONNECTIONS (FDC) SHALL BE LOCATED ON THE WALL OF THE ADDRESS SIDE OR NATURAL APPROACH OF THE BUILDING IT SERVES AND SHALL IDENTIFY THE BUILDING(S) SERVED WITH
PERMANENT SIGNAGE. A 2 ½ INCH, NATIONAL STANDARD THREAD, SIAMESE CONNECTION (DOUBLE SNOOT) IS REQUIRED ON ALL NFPA 13 AND 13R FIRE SPRINKLER SYSTEMS.

SYSIEMS.
5 ALL VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLER SYSTEMS AND WATER-FLOW SWITCHES ON ALL SPRINKLER SYSTEMS SHALL BE ELECTRICALLY MONITORED WHERE THE NUMBER OF SPRINKLER HEADS EXCEEDS 19, BIG SECTION 903.4
6. IN ADDITION TO AN EXTERIOR FIRE SPRINKLER SYSTEM ALARM BELL ABOVE THE FIRE RISER ROOM DOOR AND A WEATHER-PROOF 75CD HORN STROBE LOCATED OVER THE FIRE DEPARTMENT CONNECTION, INTERIOR ALARM NOTHICATION SHALL BE PROVIDED IN ACCORDANCE WITH IFC SECTION 901.10 AND SECTION 4.28 OF ADAA.

### GENERAL FIRE ALARM REQUIREMENTS:

1. PLANS AND SPECIFICATIONS FOR FIRE ALARM SYSTEMS SUBMITTED FOR REVIEW SHALL BE SEALED BY A QUALIFIED ARIZONA REGISTRANT IN FIRE ALARM SYSTEM DESIGN.

2. ALARM INITIATING DEVICES, ALARM SIGNALING DEVICES AND OTHER FIRE ALARM SYSTEM COMPONENTS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH 2006 FC.

2006 IFG.
3. WHEN DUCT DETECTORS, REQUIRED BY IMC 606 OR IFC AND IBC SECTION 909, ARE CONCEALED FROM VIEW OR INSTALLED MORE THAN 10 FEET ABOVE FINISHED FLOOR OR IN ARRANGEMENTS WHERE THE DETECTORS ALARM INDICATOR IS NOT READILY VISIBLE TO RESPONDING PERSONNEL, AN LED WITH AUDIBLE DEVICE SHALL BE PROVIDED THROUGH THE CELLING LEVEL OR SIGHT OBSTRUCTION AT EACH DETECTOR. ALL DETECTION DEVICES PROVIDED SHALL BE MONITORED FOR INTEGRITY BY THE FIRE ALARM SYSTEM WHERE A FIRE ALARM IS INSTALLED.

### GENERAL FIRE DEPARTMENT ACCESS:

1. APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN GILBERT'S JURISDICTION.

INTO OR WITHIN GLEEK IS JUSTISSICTION.

2. THE FIRE APPARATUS ACCESS ROAD SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION AND SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIREST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY. THE ROUTE IS TO BE MEASURED AROUND THE BUILDING AS THE FIRE HOSE WOULD BE LAID OUT AND IS NOT MEASURED THROUGH INTERIOR OR COVERED WALKWAYS OR WAITER RETENTION BASINS. THE ROUTE OF THE FIRE APPARATUS ACCESS ROAD SHALL BE APPROVED BY THE FIRE DEPARTMENT.

COVERED WALKWAYS OR WAIER REINION BASINS. THE ROUTE OF THE FIRE APPARATUS ACCESS ROAD SHALL BE APPROVED BY THE FIRE DEPARTMENT.

3. APPARATUS ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OR 20 FEET (FOC).

4. A MINIMUM VERTICAL CLEARANCE OF 15 FEET SHALL BE PROVIDED FOR THE APPARATUS ACCESS ROADS.

5. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED MEANS FOR TURNING THE APPARATUS AROUND. FIRE APPARATUS TURNING RADIUS 35 FEET INSIDE AND 55 FEET OUTSIDE (FOC).

6. FIRE LANES SHALL BE MARKED BY SIGNS PER TOG DETAIL #63 AND/OR CURB PAINTED RED AND LABELED FIRE LANE NO PARKING. REFER TO FIRE DEPARTMENT REGULATION 2008-003.

REGISTATION 2000-0003.
7. FIRE APPRATUS ACCESS ROADS SHALL HAVE A MAXIMUM GRADE OF 0-6% GRADE ABC 6°95% COMPACTION 6-10% GRADE CONCRETE ASPHALT, 4° OR MORE GRADES STEEPER THAN 10% SHALL BE APPROVED BY THE FIRE OFFICIAL.

1. THE MINIMUM NUMBER OF FIRE HYDRANTS SHALL NOT BE LESS THAN REQUIRED PER. THE MINIMUM REQUIRED FIRE FLOW IS 1500 (GPM) AT 20 (PSI) RESIDUAL PRESSURE.

PRESSURE.

2. A FIRE HYDRANT SHALL BE LOCATED WITHIN 150' OF THE FIRE DEPARTMENT CONNECTION (FDC). THE ROUTE IS TO BE MEASURED AS THE FIRE HOSE WOULD BE LAID OUT AND DOES NOT GO THROUGH WATER RETENTION BASINS, OVER WALLS OR SIMILAR OBSTRUCTIONS. 3. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.

FIRE SAFETY DURING CONSTRUCTION, ALTERATION OR DEMOLITION OF A BUILDING:

1. DURING CONSTRUCTION, YOU MUST PROVIDE AND MAINTAIN AN ALL WEATHER ROAD DESIGNED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING UP TO 85,000 POUNDS. SITES SHALL HAVE TWO POINTS OF ACCESS OR AS INDICATED AT PLAN REVIEW OR BY THE FIRE INSPECTOR. UNPAYED SUFFACES SHALL HAVE A MINIMUM ABG OF DEPTH COMPACTION TO 95% AND 20' WIDE. NO VEHICLE PARKING OR BUILDING MATERIAL OFF-LOADING ALLOWED ON THE EMERGENCY ACCESS ROAD. FIRE LANE SIGNS ARE REQUIRED TO BE POSTED ALONG THE ROAD.

2. A SIGN SHALL BE POSTED AT THE MAIN STREET ENTRANCE INDICATING EMERGENCY VEHICLE ENTRANCE, THE PROJECT NAME, THE PROJECT ADDRESS AND AN EMERGENCY CONTACT NUMBER OF A COMPANY REPRESENTATIVE. THE SIGN SHALL BE A MINIMUM OF 24' HIGH X 36' WIDE WITH WHITE REFLICTIVE BACKGROUND AND 3' RED REFLICTIVE LETTERS. IN ADDITION, ALL OFF-SITE WORK SHALL HAVE A SIGN POSTED AT THE MAIN STREET ENTRANCE THAT IS REFLICTIVE DETACTIVE OF THE GEOGRAPHICAL LOCATION. 3. ALL SITE HYDRANTS SHALL BE INSTALLED AND ACCEPTED BY THE TOWN ENGINEERING DEPARTMENT PRIOR TO COMBUSTIBLE MATERIALS BEING DELIVERED TO THE CONSTRUCTION SITE.

4. TEMPORARY DEAD END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED MEANS FOR TURNING THE APPARATUS AROUND.

AFFARATIOS ANDURU. 5. FIRE HYDRANTS PROVIDED DURING CONSTRUCTION SHALL BE LOCATED ALONG THE FIRE APPARATUS ACCESS ROADWAY. 6. FIRE HYDRANTS PROVIDED DURING CONSTRUCTION SHALL BE PROTECTED FROM VEHICULAR DAMAGE.

## FIRE DEPARTMENT REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT

REQUIATIONS AND THE UNIFIED LAND DEVELOPMENT CODE.

2. FIRE SPRINKLERS SHALL BE INSTALLED IN ALL BUILDINGS EXCEPT DETACHED R-3 AND U-OCCUPANCIES IN ACCORDANCE WITH NFPA STANDARDS AND THE TOWN OF GILBERT SPRINKLER ORDINANCE.

GILBERT SPRINKLER ORDINANCE.

3. THE MINIMUM NUMBER OF FIRE HYDRANTS SHALL NOT BE LESS THAN REQUIRED PER 2006 IFC APPENDIX B & C. FIRE HYDRANTS SHALL BE LOCATED ALONG THE ROUTE OF THE FIRE APPARATUS ACCESS ROADWAY. ADDITIONAL FIRE HYDRANTS ARE REQUIRED FOR ATTACHED HOMES, CLUSTER HOMES, AND PRIVATE STREET.

4. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.

4. A 3-FOOL CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMERENCE OF ALL FIRE HTD/BARNIS.

5. A FIRE ACCESS ROAD SHALL BE PROVIDED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE 1ST STORY IS LOCATED MORE THAN 150' FROM FIRE APPARATUS ACCESS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING. THE ROUTE IS TO BE MEASURED AROUND THE BUILDING AS THE FIRE HOSE WOULD BE LAID OUT AND IS NOT MEASURED THROUGH INTERIOR OR COVERED WALKWAYS OR WATER RETENTION BASINS.

WOULD BE LAID OUT AND IS NOT MEASORED INKOUGH INTERIOR OR COVERED WALKWAYS OF WATER KIENTION BASINS.

6. THE ROUTE OF THE FIRE APPARATUS ACCESS ROAD SHALL BE APPROVED BY THE TOWN OF GILBERT FIRE DEPARTMENT.

7. APPARATUS ACCESS ROADS SHALL HAVE A MINIMUM UNDBSTRUCTED MOTH OF 20 FEET (FOC). ALL ACCESS GATES, TRAFFIC CALMING DEVICES, AND ALLEYWAYS ARE REQUIRED TO MEET FIRE DEPARTMENT REGULATIONS 2006—005.

8. A MINIMUM VERTICAL CLEARANCE OF 15 FEET SHALL BE PROVIDED FOR THE APPARATUS ACCESS ROADS.

9. CONFIRM FIRE APPARATUS MINIMUM TURNING RADIUS OF 35 FEET INSIDE, AND 55 FEET OUTSIDE (FOC). ALL TRAFFIC CALMING DEVICES, ROUND—TURNS, TRAFFIC MEDIANS, ETC. ARE REQUIRED TO MEET THIS STANDARD.

MEDIANS, ETC. ARE REQUIRED TO MEET THIS STANDARD.

10. CUL-DE-SAC STREETS ARE REQUIRED TO MEET THE MINIMUM DESIGN STANDARD OF DETAIL 41.

11. FIRE LANES SHALL BE MARKED BY SIGNS PER FIRE DEPARTMENT REGULATION 2006-003, AND/OR CURB PAINTED RED AND LABELED FIRE LANE NO PARKING. REFER TO FIRE DEPARTMENT REGULATION 2006-003, AND/OR CURB PAINTED RED AND LABELED FIRE LANE NO PARKING. REFER TO FIRE DEPARTMENT REGULATION 2006-003, AND/OR CURB PAINTED RED AND LABELED FIRE LANE NO PARKING. REFER TO FIRE DEPARTMENT REGULATION 2006-003, AND/OR CURB PAINTED WHAT APPROVED MEANS FOR TURNING THE APPARATUS AROUND. THE TURNAROUND MUST MEET THE FIRE APPARATUS MINIMUM TURNING RADIUS OF 35 FEET INSIDE AND 55 FEET OUTSIDE (FOC), ANY DEVALTION FROM THIS STANDARD MUST BE APPROVED BY THE TOWN OF GIBERT FIRE MARSHAL.

13. ALL RESIDENTIAL DEVELOPMENTS ARE REQUIRED TO MEET THE 2006 IFC REQUIREMENTS OF PROVIDING AT LEAST TWO SEPARATE AND DISTINCT ACCESS POINTS. A SINGLE ROAD WITH A DIVIDED MEDIAN DOES NOT MEET THIS REQUIREMENTS OF GIBERT FIRE REGULATION 2006-003. LESS THAN 26' (FOC) WILL REQUIRE NO PARKING BOTH SIDES ALLOWED. NO STREET WILL BE LESS THAN 20' WIDE (FOC), ALL TRAFFIC CALMING DEVICES, ROUND—TURNS, TRAFFIC MEDIANS, ETC. ARE REQUIRED TO MEET THIS STANDARD. 2006 IFC APPENDIX D. 15. THE MINIMUM SETBACK BETWEEN PROPERTY LINES IS 5' ON EACH SIDE. PATIOS OR OTHER FRAMED PARTS OF THE RESIDENCE MAY NOT ENCROACH ON THIS 5' SETBACK.

SETBACK.

16. SECTION 10-35 OF THE TOWN OF GILBERT 2006 FIRE CODE -903.2.1 ALL OCCUPANCIES EXCEPT DETACHED GROUP R, DIVISION 3 AND GROUP U OCCUPANCIES.
EXCEPT FOR DETACHED GROUP R, DIVISION 3 AND GROUP U OCCUPANCIES, AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED: THROUGHOUT ALL LEVELS OF ALL
NEW OCCUPANCIES OF MORE THAN ZERO (2) SQUARE FEET. IN GROUP R, DIVISION 3 OCCUPANCIES, LICENSED AS RESIDENTIAL GROUP CARE FACILITIES
ACCOMMODATING, 1 TO 5 CLIENTS OR RESIDENTS, EXCLUDING STAFF, AUTOMATIC SPRINKLER SYSTEMS IN DETACHED GROUP R, DIVISION 3 GROUP CARE FACILITIES MAY
BE IN ACCORDANCE WITH NEFA 13-D AND TOG STANDARDS.

903.2.4 GROUP R, DIVISION 1 & 2 OCCUPANCIES. AN AUTOMATIC SPRINKLER SHALL BE INSTALLED THROUGHOUT ALL OF GROUP R, DIVISION 3 & COCUPANCIES.
THERE SHALL BE NO SPRINKLER DELETIONS IN BATHROOMS, CLOSETS, GARRESS, ATTRACHED CARPORTS, STAIR LANDINGS, BALCONIES, OR ATTACHED COVERED PATICS,
ENTRYMAN ANY CASE THE CALCULATED AREA STORTED THAT ANY CASE THE CALCULATED AREA STORTED THE BUILDINGS.

IN THE DWELLING UNITS AND UGUST NOUM PURINDS OF THE BUILDINGS.

903.2.5 ATTACHED GROUP R, DIVISION 3 OCCUPANCIES AND GROUP R, DIVISION 4
OCCUPANCIES. AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT. THERE SHALL BE NO SPRINKLER DELETIONS IN BATHROOMS, ATTACHED GARAGES,
ATTACHED CARPORTS OR ATTACHED COVERED PATIOS AND ENTRY PORCHES.

17. RESIDENTIAL PROJECTS THAT DO NOT FRONT DIRECTLY ONTO AN APPROVED, ACCESSIBLE PUBLIC ROADWAY PRESENT AN INHERENT DELAY AND PROBLEMS TO FIRE
SUPPRESSION EFFORTS.

18. ALL DETACHED GROUP R, DIVISION 3 OCCUPANCIES THAT DO NOT FRONT DIRECTLY ONTO AN APPROVED, ACCESSIBLE PUBLIC ROADWAYSHALL INCORPORATE THE FOLLOWING COMPONENTS INTO THE PROPERTY:

AN ACCESS GATE SHALL BE PROVIDED INTO THE SIDE YARDS, BOTH FRONT AND REAR, BETWEEN STRUCTURES.
ALL STRUCTURES SHALL HAVE AT LEAST ONE SIDE YARD ACCESSIBLE ENTRY DOOR INTO THE STRUCTURE. THE DOOR MAY LEAD INTO THE MAIN STRUCTURE, AND/OR GARAGE.

GARAGE.

A MINIMUM SETBACK DISTANCE OF 5 FEET FROM THE PROPERTY LINE, OR A USE AND BENEFIT EASEMENT (UBE), FOR A TOTAL MINIMUM SEPARATION DISTANCE OF 10 FEET BETWEEN STRUCTURES.

19. ALL DETACHED GROUP R, DINSION 3 OCCUPANCIES THAT DO NOT FRONT DIRECTLY ONTO AN APPROVED, ACCESSIBLE PUBLIC ROADWAYI AND ANY PORTION OF THE STRUCTURE EXCEEDS 150 FEET FROM THE CURB LINE OF THE APPROVED ROADWAY, SHALL INCORPORATE THE FOLLOWING ADDITIONAL COMPONENT INTO THE PROPERTY: AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NFPA STANDARD 13D WITH TOWN OF GILBERT AMENDMENTS AND 2006 IFC SECTIONS 903.2.1 THROUGH 903.2.7. THERE SHALL BE NO SPRINKLER DELETIONS IN BATHROOMS, CLOSETS, GARAGES, ATTACHED CAPPORTS, ATTACHED COVERED PATIOS AND ENTRY PORCHES OR ATTICS.

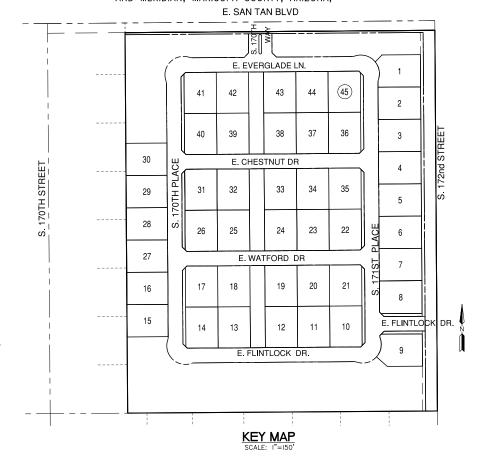
NOTE: ALL OTHER STANDARD REQUIREMENTS FOR FIRE DEPARTMENT ACCESS AND WATER SUPPLY SHALL REMAIN IN EFFECT. AN APPROVED, ACCESSIBLE PUBLIC ROADWAY IS DEFINED AS:

ROADS WITH AN UNDESTRUCTED WIDTH OF NOT LESS THAN 20 FEET, AN UNDESTRUCTED HEIGHT OF NOT LESS THAN 15 FEET, TURNING RADIUS OF 35 FEET INSIDE AND 55 FEET OUTSIDE WITH AN ALL WEATHER SURFACE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS.

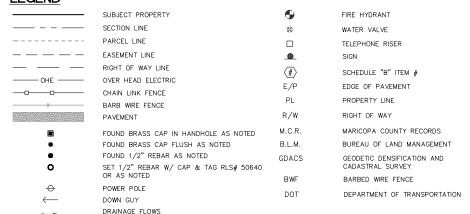
## **BORDEAUX** PRELIMINARY PLAT

## 17103 E SAN TAN BLVD. GILBERT. ARIZONA

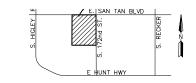
LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;



## **LEGEND**



## S13-09: Bordeaux **Attachment 3 - Preliminary Plat**



## VICINITY MAP

## CURRENT RECORD DESCRIPTION OF THE SURVEYED PROPERTY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

THE WEST 264 FEET OF THE EAST 528 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

THE EAST 264 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

THE WEST 528 FEET OF THE EAST 1056 FEET OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

SAID PARCEL CONTAINS 1,369,807 SQUARE FEET, OR 31.4464 ACRES, MORE OR LESS.

## CIVIL ENGINEER

BOWMAN CONSULTING GROUP, LTD. 1295 W WASHINGTON ST., SUITE 108 TEMPE, AZ 85281 PHONE: 480.629.8830 CONTACT: TROY PETERSON

## **DEVELOPER**

4GROUP / RL NOTE LLC PO BOX 32097 PHOENIX, AZ 85064 CONTACT: DAN DIETHELM

### SHEET INDEX

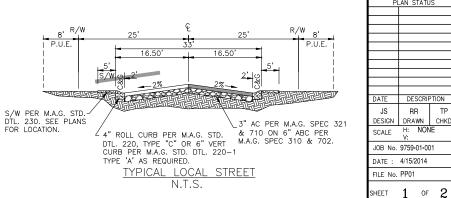
COVER SHEET - DETAILS AND NOTES PRELIMINARY PLAT

## BASIS OF BEARING

BASIS OF BEARING IS THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, SAID BEARING BEING:

NORTH 89 DEGREES 34 MINUTES 10 SECONDS EAST

LAND USE	ETABLE	
GROSS AREA	1,369,807 sf	31.446 Ac
NET AREA	1,338,689 sf	30.732 Ac
CURRENT ZONING	SF-15	
CURRENT GENERAL PLAN DESIGNATION		
PERCENTAGE IN ZONING	100%	
NUMBER OF DWELLING UNITS	45	
MIN. SETBACK & LOT COVERAGE	FRONT 30' SIDE 15' REAR 30'	35%
OPEN SPACE/ LANDSCAPE	7.8276 Ac (25%)	

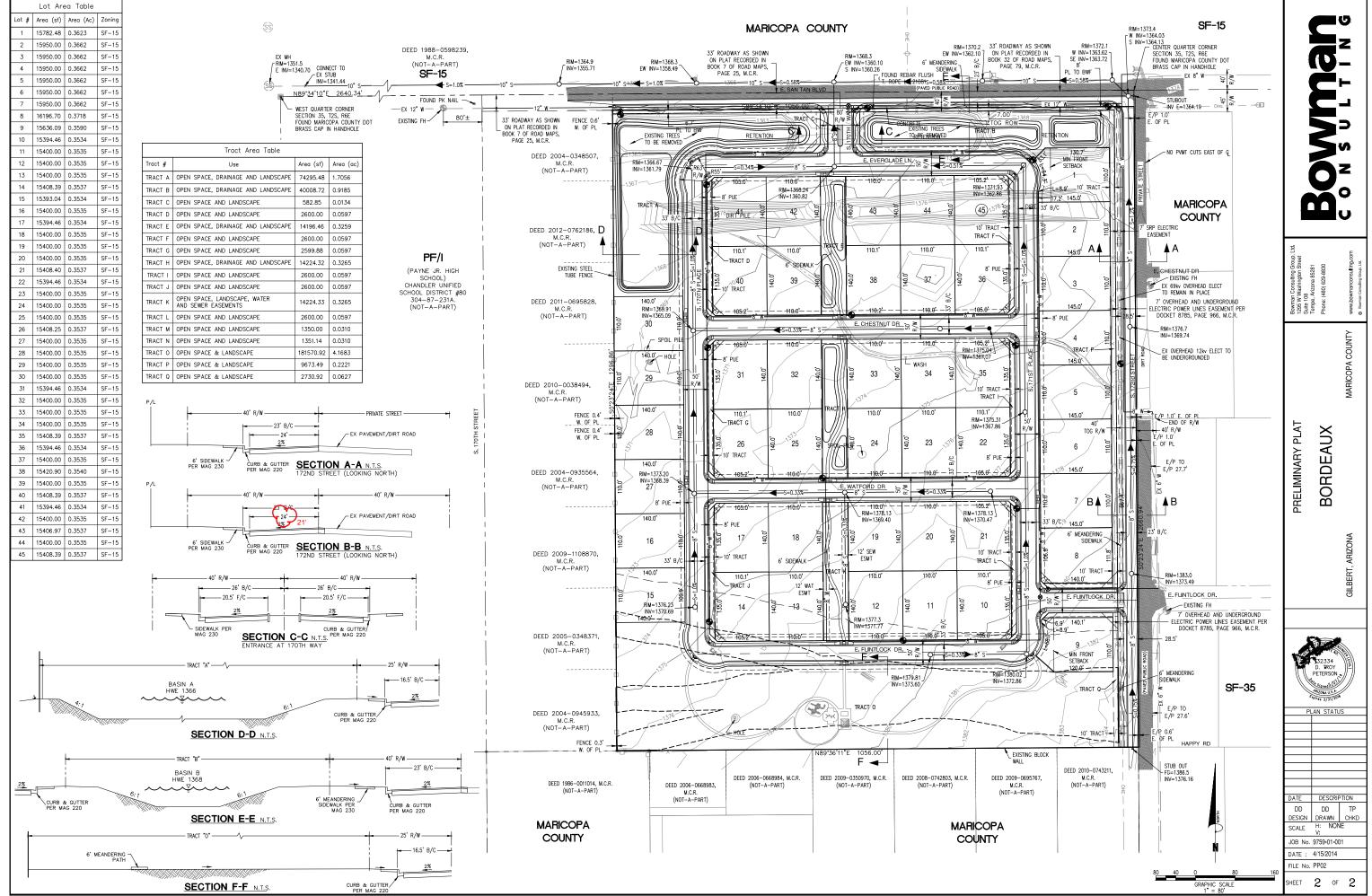


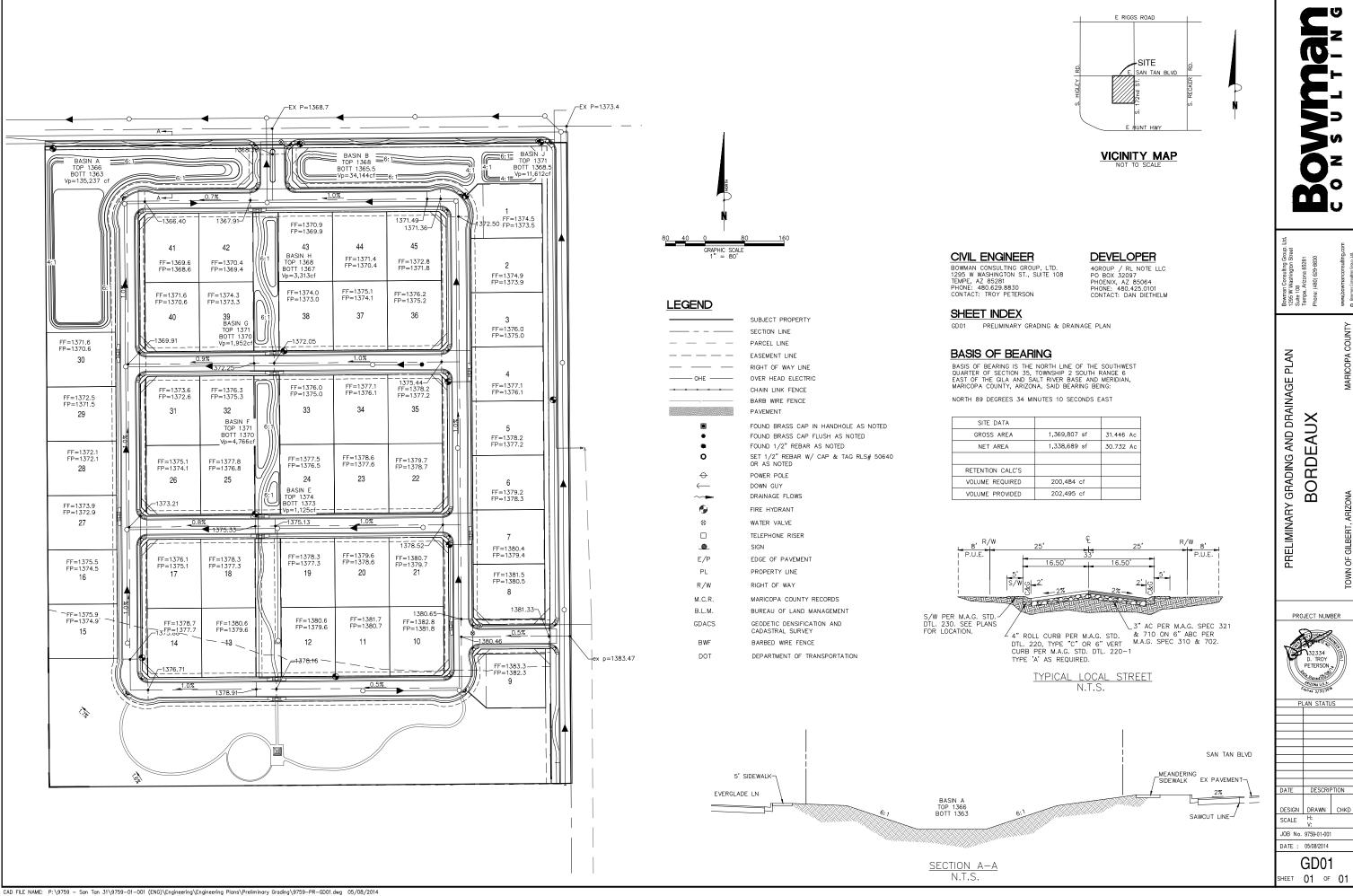


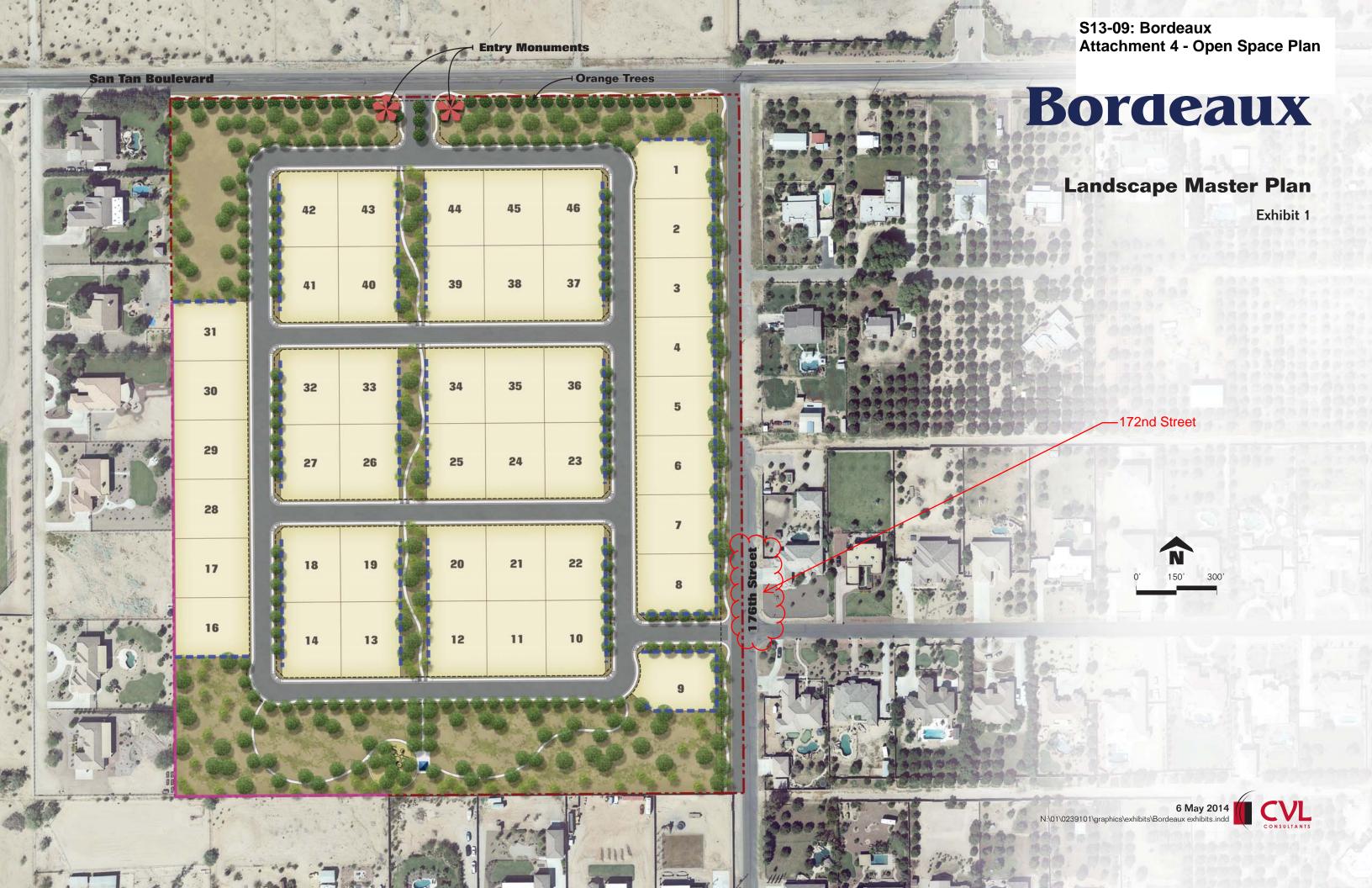
PRELIMINARY PLAT ORDEAUX m

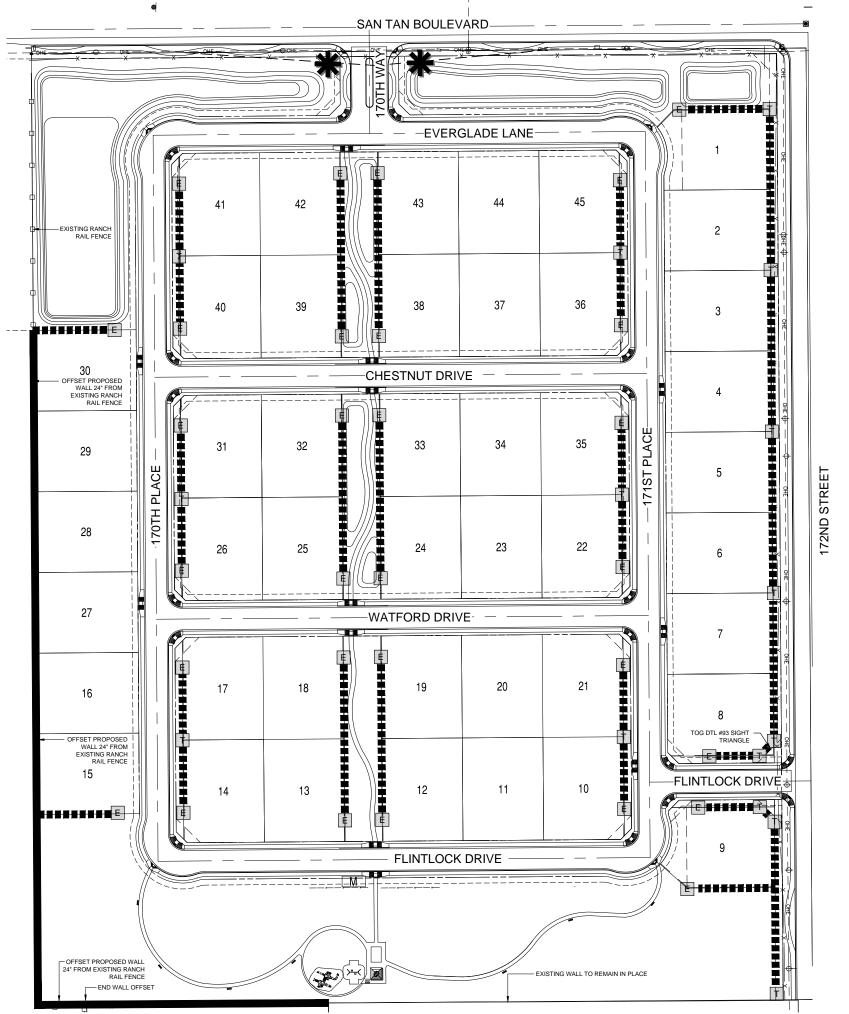


PLAN STATU DESCRIPTION TP JS RR DESIGN DRAWN CHKD H: NONE SCALE JOB No. 9759-01-001 DATE: 4/15/2014 FILE No. PP01









### WALL LEGEND

4" FENCE BLOCK WALL

THEME WALL

Т

THEME COLUMN

Е

END WALL COLUMN MAIL BOX UNIT



**ENTRY MONUMENT** 

## **BORDEAUX PRELIMINARY WALL PLAN**

## PREPARED FOR:

4GROUP / RL NOTE, LLC. P.O. BOX 32097 PHOENIX, AZ 85064 PHONE: (480) 425.0101 CONTACT: DAN DIETHELM

### PREPARED BY:

COE & VAN LOO, CONSULTANTS, INC 4550 N. 12TH STREET PHOENIX, AZ 85014 PHONE: (602) 285-4786 FAX: (602) 285-4709 CONTACT: EARL J. SWETLAND

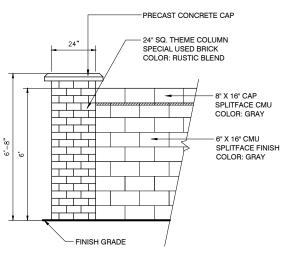
8"X8"X16" INTERLOCKING CMU PILASTER

FINISH GRADE

4"X8"X16" INTERLOCKING CMU



COLUMN SPACING PER STRUCTURAL ENGINEER



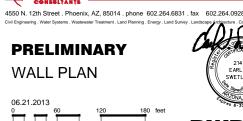
6` THEME WALL WITH BRICK COLUMNS

P-RE-BOR-76

**ELEVATION** 

PLAN VIEW



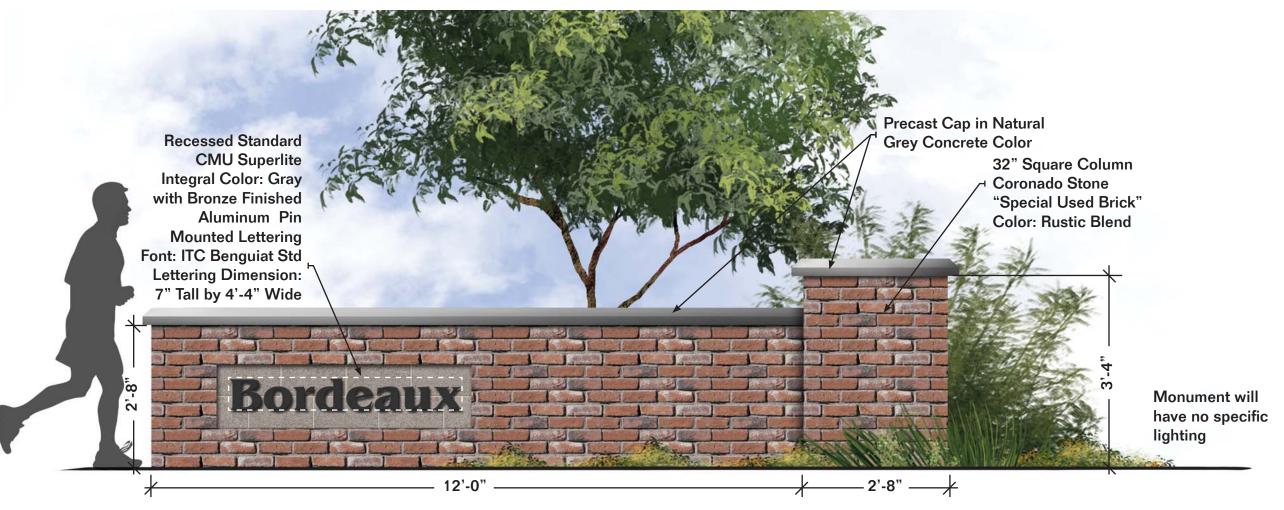




SCALE: 1" = 60'



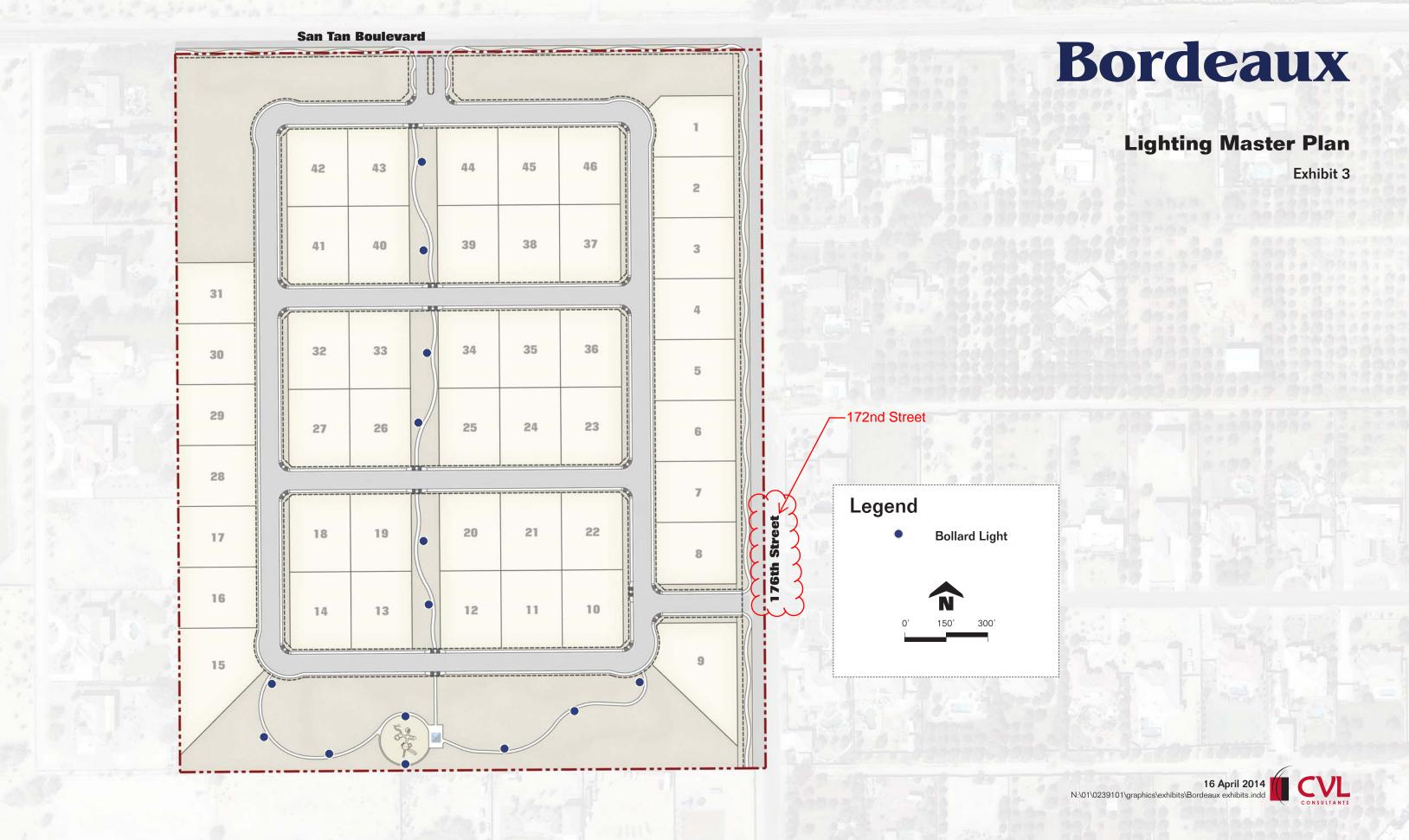
**6' Theme Wall** 



**Entry Signage Monument** 



Exhibit 2





## **Trash Receptacle** Vendor: Victor Stanley (or equal) Model: Greensites Series RHF-24 Color: Tavern Square Green

Details: 24 Gallon. Black plastic liner. Surface mount. Recycled plastic slats. Slat color: Walnut. With optional tapered formed lid. Catalog: Greensite Series; pg 1



Vendor: Victor Stanley (or equal) Model: Greensites Series CM-56. Color: Tavern Square Green

Details: Inground mount. 6ft table and two benches. Recycled plastic slats. Slat

color: Walnut.

Catalog: Greensite Series; pg 3

## **Bench**

Vendor: Victor Stanley (or equal) Model: Greensites Series CM-138 Color: Tavern Square Green Details: 6ft bench. Surface mount. Recycled plastic slats. Slat color: Walnut.

Catalog: Greensite Series; pg 1

## Shade Sail

Vendor: Sun Ports Model: Hip

Steel Color: Green

Catalog: http://www.sunports.com/ products/details.aspx?product\_id=834

## Ramada

Vendor: Classic Recreation

Systems, Inc Model: Denver

Color: CMU to match walls. Steel Roof Color: Cool Dark Bronze

Catalog: page 23



LED Bollard Light

Vendor: Gardco Lighting (or equal) Model: BRM833B Dome Top Louver

Color: Beige

Catalog: LED Bollards: Landscape and

Pathway Lighting; pg 10-11

## **BBQ Group Grill**

Vendor: Kay Park (or equal) Model: SPD450 Grill

Color: Black Catalog: Page 19

# Bordeaux

## **Materials Board**

Exhibit 4



## Superlite

Standard CMU Block Color: Gray



## Superlite

Splitface CMU Block Color: Gray



## Coronado

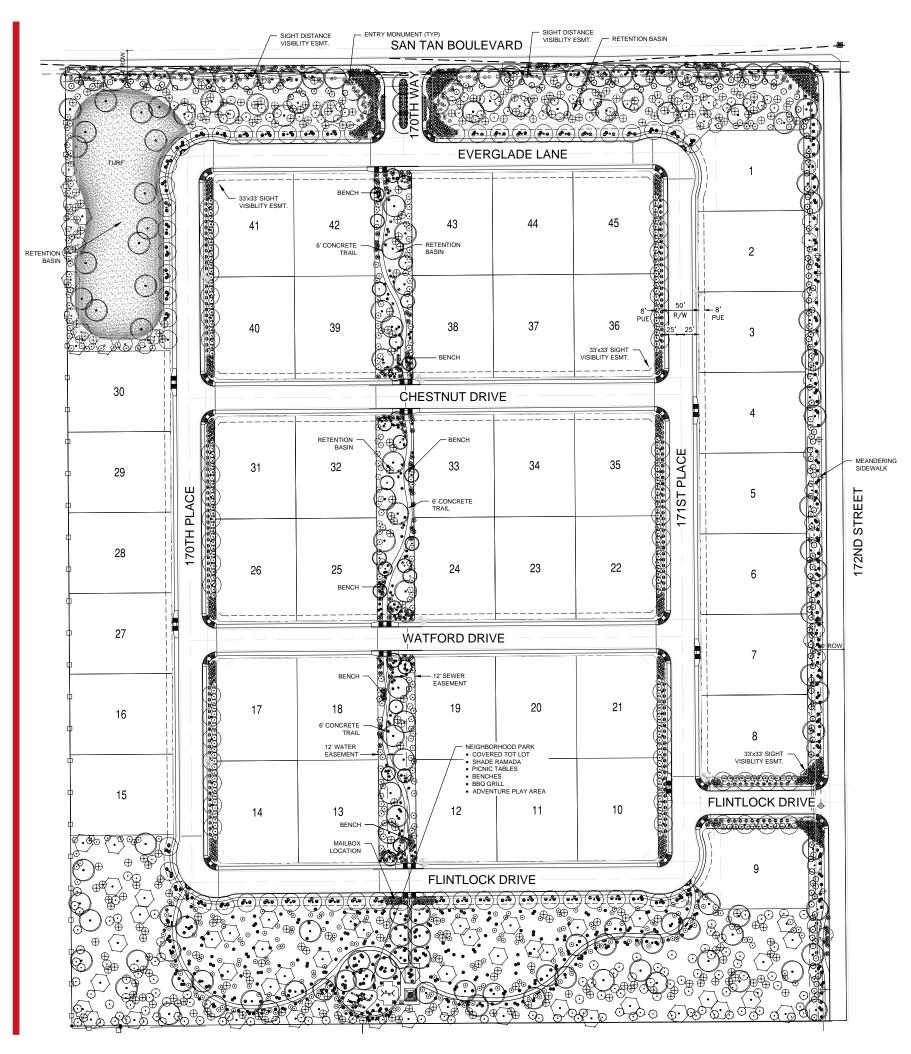
Special Used Brick Color: Rustic Blend



Shadecloth Vendor: POLYFX

Color: Sandstone





PLANT SCHEDULE			
ACCENT TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT
$\bigcirc$	36	THORNLESS CASCALOTE / CAESALPINIA CACALACO SMOOTHIE (TM)	15 GAL
(•)	35	DESERT WILLOW / CHILOPSIS LINEARIS 'LUCRETIA HAMILTON' TM	15 GAL
CITRUS TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT
$( \cdot )$	35	NAVEL ORANGE / CITRUS X SINENSIS `NAVEL`	24" B\$B
DISTRICT THEME	TREE QTY	COMMON NAME / BOTANICAL NAME	CONT
$(\cdot)$	76	THORNLESS PALO VERDE / CERCIDIUM X `SONORAN EMERALD`	24"BOX
SHADE TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT
$\langle \cdot \rangle$	41	WILLOW ACACIA / ACACIA SALICINA	24"BOX
$\bigcirc$	61	TRUE GREEN ELM / ULMUS PARVIFOLIA `TRUE GREEN`	15 GAL
STREET TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT
$(\cdot)$	106	SOUTHERN LIVE OAK / QUERCUS VIRGINIANA	24"BOX
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT
$(\cdot)$	122	BANK CATCLAW / ACACIA REDOLEN5 `LOWBOY`	5 GAL
$\oplus$	251	RED BIRD OF PARADISE / CAESALPINIA PULCHERRIMA	5 GAL
0	335	BUSH MORNING GLORY / CONVOLVULUS CNEORUM	5 GAL
$\bigcirc$	369	GREEN HOPSEED BUSH / DODONAEA VISCOSA `GREEN`	5 GAL
$\odot$	182	BRITTLE BUSH / ENCELIA FARINOSA	5 GAL
<b>(1)</b>	576	LANTANA / LANTANA CAMARA GOLD TRAILING	5 GAL
$\odot$	78	CIMMERON / LEUCOPHYLLUM ZYGOPHYLLUM `CIMARRON` TM	5 GAL
0	119	PURPLE MUHLY / MUHLENBERGIA RIGIDA `NASHVILLE` TM	5 GAL
$\odot$	119	WILD PETUNIA / RUELLIA CALIFORNICA	5 GAL
$\odot$	60	ORANGE JUBILEE YELLOW BELLS / TECOMA X `ORANGE JUBILEE`	5 GAL
ACCENTS	QTY	COMMON NAME / BOTANICAL NAME	CONT
*	202	TEXAS YUCCA / YUCCA RUPICOLA	5 GAL
SOD/SEED	QTY	COMMON NAME / BOTANICAL NAME COMMON NAME / BOTANICAL NAME	CONT SIZE
	70,966 SF	BERMUDA GRASS / CYNODON DACTYLON `MIDIRON`	SEED

## SITE DATA TABLE

NON-VEGETATIVE GROUNDCOVERS

GROSS AREA	1,369,807 S
NET AREA	1,338,689 S
ON-SITE LANDSCAPE	340,970.25
OFF-SITE LANDSCAPE	31,512.09
TOTAL	372 482 34

### PLAY STATION COUNT

NUMBER OF LOTS: PLAY STATIONS PER L	ОТ	0
PLAY STATIONS (REQU PLAY STATIONS (PROV		1:
PLAY STATION BREAKE	DOWN	
COVERED PLAYGROUN TURF AREA (ARA) PICNIC TABLE BENCHES	ND 1 @ 6 PLAY STATIONS 1 @ 4 PLAY STATIONS 5 @ 2 PLAY STATIONS	1: 6 4

### RIGHT OF WAY AREA TABLE

SAN TAN BLVD (40')	14,593.71 SF
172ND STREET (40')	21,124.38 SF
TOTAL:	35,718.09 SF

## **GENERAL NOTES:**

1. THE EXISTING OVERHEAD POWER LINES ALONG SAN TAN BOULEVARD WILL BE PLACED UNDERGROUND. THE EXISTING OVERHEAD POWER LINES ALONG 172ND STREET WILL REMAIN.

2. THE PLANT MATERIAL USED ALONG 172ND STREET UNDER THE OVERHEAD POWER LINES SHALL BE SELECTED FROM SRP'S APPROVED TREE AND SHRUB LIST.

3. 36' BOX TREES WILL BE PLANTED ADJACENT TO THE ENTRY MONUMENTS ON SAN TAN BOULEVARD.

## **BORDEAUX**

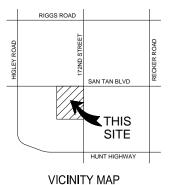
## **PRELIMINARY LANDSCAPE PLAN**

## PREPARED FOR:

4GROUP / RL NOTE LLC P.O. BOX 32097 PHOENIX, AZ 85064 PHONE: (480) 425.0101 CONTACT: DAN DIETHELM

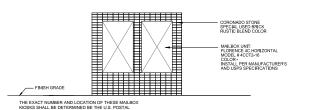
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## TRACT AREA TABLE

IRACT AREA TABLE			
TRACT#	USE	AREA (S.F.)	AREA (AC.)
A B C D E F G H I J K L M N O	OPEN SPACE, DRAINAGE AND LANDSCAPE OPEN SPACE, DRAINAGE AND LANDSCAPE OPEN SPACE AND LANDSCAPE OPEN SPACE AND LANDSCAPE OPEN SPACE AND LANDSCAPE OPEN SPACE, DRAINAGE AND LANDSCAPE OPEN SPACE, DRAINAGE AND LANDSCAPE OPEN SPACE AND LANDSCAPE OPEN SPACE, DRAINAGE AND LANDSCAPE OPEN SPACE, DRAINAGE AND LANDSCAPE OPEN SPACE, DRAINAGE AND LANDSCAPE OPEN SPACE AND LANDSCAPE	74,295.48 40,008.72 645.47 2,600.00 14,196.46 2,600.00 2,599.88 14,224.32 2,600.00 14,224.33 2,600.00 1,350.00 1,350.00 1,351.14 181.570.92	1.7056 0.9185 0.0148 0.0597 0.3259 0.0597 0.3265 0.0597 0.3265 0.0597 0.3265 0.0597 0.3265 0.0310 0.0310
P Q	OPEN SPACE AND LANDSCAPE OPEN SPACE AND LANDSCAPE	9,673.49 2,730.92	0.2221 0.0627





4550 N. 12th Street . Phoenix, AZ, 85014 . phone 602.264.6831 . fax 602.264.0928

## **PRELIMINARY**

LANDSCAPE PLAN

